

PROPERTY AGENTS

JPKnight



Birmingham Yard, Benson OX10 6SE



Birmingham Yard, Benson

An exceptional double fronted period cottage with a private walled garden, front courtyard and parking: it is set within the conservation area of this sought after village, just a short distance from its shops and amenities. There are 2 bedrooms and large 1st floor bathroom whilst the ground floor comprises a sitting room with brick fireplace and a 14'9 kitchen/breakfast room.

Accommodation

The property has gas central heating to radiators.

Tenure - Freehold

Front door to:

Sitting Room: 14'10 x 11'10

The room features a brick fireplace with a log stove on a brick hearth, wood floor and a beamed ceiling. Featuring a double aspect there is a window to the front and French doors to the rear garden. Radiator: stairs to landing with cupboard under.

Kitchen/Breakfast Room: 14'9 x 7'5

Windows to front and rear, range of storage units, wood worktops, 4 ring gas hob, extractor hood above, electric oven, space for washing machine, fridge freezer and dishwasher, chequered style quarry tiles, radiator.





Stairs to Landing: Loft access.

Bedroom 1: 16'2 x 11'10 max.
Window to the front, fireplace and radiator.

Bedroom 2: 8'5 x 7'10
Window to the front, radiator.

Bathroom: 8'7 x 7'9
White 3-piece suite including a shower above the bath: tiling, chrome radiator, window to rear and skylight. Airing cupboard housing gas boiler with slatted shelving.

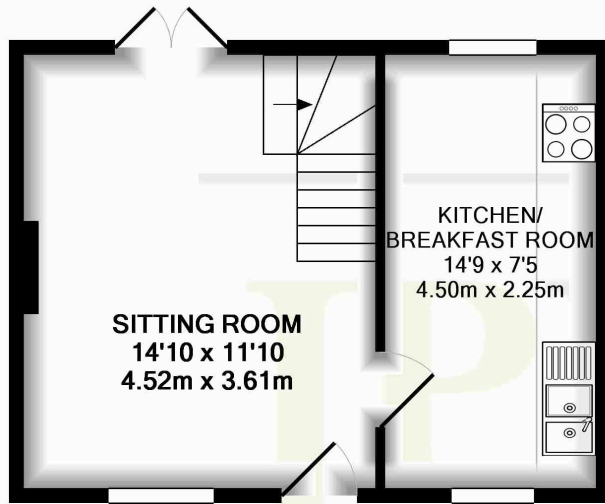
Outside
Attractive courtyard garden partially paved with a brick path raised walled flowerbed. Walled front border and side fencing.

Twin wrought iron gates to parking space.

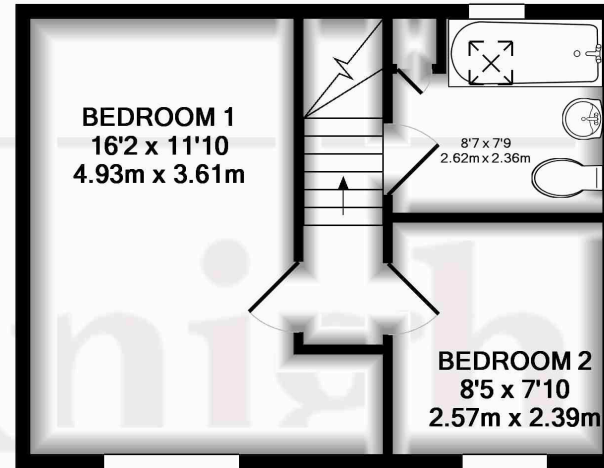
Garden: Facing northeast the garden extends to 28' in width and features a central lawn with rear and side borders. It is flanked by 2 brick terraces and has side fencing and a beautiful brick & flint wall across the rear.

Timber Shed: 8'7 x 5'8





GROUND FLOOR



1ST FLOOR



Directions

Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the roundabout and turn left onto the A4074. After 1.7 miles turn right into Church Road, turn right at the T-junction onto the B4009, turn first right into Castle Close and then right into Birmingham Yard. The property is on the right.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 603 SQ.FT. (56.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

